

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Philadelphia

State: PA

PJ's Total HOME Allocation Received: \$238,613,252

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	94.39 %	94.97 %	21	92.82 %	60	61	
% of Funds Disbursed	86.55 %	87.89 %	19	82.38 %	61	58	
Leveraging Ratio for Rental Activities	5.64	4.86	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	85.67 %	91.53 %	25	80.69 %	49	35	
% of Completed CHDO Disbursements to All CHDO Reservations***	61.09 %	66.49 %	21	67.01 %	35	33	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.31 %	82.41 %	6	79.23 %	91	76	
% of 0-30% AMI Renters to All Renters***	45.05 %	37.17 %	9	44.47 %	49	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.83 %	98.53 %	14	93.93 %	77	62	
Overall Ranking:				In State:	16 / 29	Nationally:	61 64
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,412	\$19,432		\$24,984	3,030 Units	23.00 %	
Homebuyer Unit	\$14,006	\$14,901		\$14,192	4,141 Units	31.40 %	
Homeowner-Rehab Unit	\$30,439	\$15,833		\$20,036	432 Units	3.30 %	
TBRA Unit	\$5,550	\$5,627		\$3,164	5,577 Units	42.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Philadelphia PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$122,747	\$62,632	\$32,678
State:*	\$96,265	\$35,377	\$15,850
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	9.5	19.0	12.0	9.2
Black/African American:	82.2	47.8	80.8	85.6
Asian:	0.8	1.6	0.0	0.1
American Indian/Alaska Native:	0.0	0.2	0.0	0.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.1
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.2	0.2	0.0
Asian/Pacific Islander:	0.0	4.0	0.2	0.1

ETHNICITY:

Hispanic	7.1	27.1	6.7	4.8
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HOUSEHOLD SIZE:

1 Person:	55.6	17.1	37.0	25.6
2 Persons:	17.9	21.5	19.0	18.5
3 Persons:	12.8	29.5	18.3	21.1
4 Persons:	7.2	19.8	13.0	15.8
5 Persons:	4.6	7.8	5.3	10.3
6 Persons:	1.6	2.7	3.2	5.4
7 Persons:	0.3	1.2	1.6	2.2
8 or more Persons:	0.0	0.5	2.5	1.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.6	24.2	24.1	33.2
Elderly:	35.7	1.7	23.1	0.3
Related/Single Parent:	31.4	42.5	27.3	60.6
Related/Two Parent:	4.5	27.2	16.9	4.2
Other:	0.8	4.4	8.6	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.8	0.2 [#]
HOME TBRA:	6.9	
Other:	28.7	
No Assistance:	44.6	

of Section 504 Compliant Units / Completed Units Since 2001 481

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Philadelphia State: PA Group Rank: 61
 (Percentile)
 State Rank: 16 / 29 PJs Overall Rank: 64
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	85.67	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	61.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	99.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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